

AR11

MICC
INVESTMENTS
LIMITED

Annual Report
1982



Financial Highlights



| (000's omitted) | 1982 | 1981 | 1980 | 1979 | 1978 |
|--|------------------|-----------|-----------|-----------|-----------|
| Premiums Written | \$ 13,953 | \$ 22,711 | \$ 27,649 | \$ 40,846 | \$ 44,385 |
| Underwriting Revenue | 40,738 | 38,394 | 36,144 | 25,346 | 20,940 |
| Investment Income | 39,846 | 30,370 | 28,970 | 29,661 | 22,331 |
| Losses Incurred on Claims | 76,220 | 46,954 | 42,553 | 28,200 | 20,579 |
| Net Earnings (Loss) | (3,659) | 12,446 | 12,701 | 15,667 | 13,563 |
| Net Earnings Available to Common Shareholders | (11,219) | 6,473 | 7,089 | 9,762 | 9,513 |
| Total Assets | 446,096 | 385,706 | 331,929 | 339,758 | 307,834 |
| Shareholders' Equity | 236,848 | 200,025 | 173,669 | 176,023 | 161,775 |
| Earnings (Loss) Per Common Share | (\$1.04)* | \$0.78 | \$0.97 | \$1.62 | \$1.66 |
| Earnings (Loss) Per Common Share (Fully Diluted) | (1.04) | 0.78 | 0.95 | 1.45 | 1.65 |
| Common Dividends Paid | 0.76 | 0.76 | 0.76 | 0.72 | 0.56 |

*(\$0.26) before unusual item

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*Si vous désirez recevoir ce
rapport en français, veuillez
vous adresser au:*

Secrétaire

*Les Placements MICC, Limitée
1 rue Dundas ouest,
chambre 1600, Toronto, Ontario
M5G 1Z3*

Message to Shareholders

Our company was adversely affected by the severe recession which prevailed in Canada during 1982. Profitability was eroded by low levels of new business being written and the record level of claim losses experienced by our major subsidiary, The Mortgage Insurance Company of Canada.

Net earnings for the year were \$4.8 million before an unusual item which reduced the results to a net loss of \$3.7 million. This compares with net earnings of \$12.4 million in 1981. The unusual item was a write-off of policy acquisition costs, previously deferred, of \$17.5 million which amounts to \$8.4 million net of deferred income taxes. This write-off was considered appropriate as it is now estimated that future losses on business in force at December 31, 1982, may exceed deferred revenue by this amount and therefore these policy acquisition costs previously deferred would not be recovered from such deferred revenue. After deduction of preferred dividends of \$7.6 million, the resulting net loss per common share was \$0.26 before the unusual item and \$1.04 after the unusual item.

During 1982, dividends paid to common shareholders amounted to \$8.2 million or \$0.76 per share.

On January 1, 1982 The Mortgage Insurance Company of Canada and Insmor Mortgage Insurance Company were amalgamated. The statement of earnings for 1982 therefore reflects the results of the amalgamated operations for the full 12 month period. The comparative statement of earnings for

1981 includes the results of Insmor Mortgage Insurance Company for the fourth quarter only. The Report on Operations provides comparative results for 1981 and earlier on a combined basis.

Total revenue was up 17.2 percent to \$80.6 million, with 50.6 percent derived from underwriting revenue and 49.4 percent from investment income. Total assets at December 31, 1982, were \$446.1 million, up 15.7 percent from \$385.7 million at December 31, 1981. The investment portfolio has increased from \$329.8 million to \$368.4 million. Claims losses continue to be the major problem for the company, reaching a record \$76.2 million during the year. The comparable 1981 total was \$47.0 million. Real estate held at year-end was down to \$27.6 million from the previous years total of \$36.5 million.

While our financial position actually strengthened during the year due to an increase in the market value of investments, the earnings outlook for 1983 is not promising. For this reason, the normal quarterly dividend on common shares was omitted for the first quarter of 1983.

During the year, in response to a decline in insurance activity, consolidation of the company's operations was undertaken which will result in reduced expenses. A number of branch offices were closed and staff was reduced by 40 percent.

The Insurance Company has instituted a target marketing concept and more restrictive underwriting criteria with a view to improving underwriting profit margins. These

actions combined with an expected lower level of housing activity in the '80's will result in new mortgage insurance volumes remaining below the levels achieved in the late 1970's. Consequently, your Company will be looking for additional acquisition opportunities.

MICC made a major investment in Inter-City Gas Corporation in December of 1982, which resulted in a number of capital transactions between the two groups of companies. Details of these transactions are included in Note 8 of the notes to the consolidated financial statements.

Following this investment, Mr. R.G. Graham, Mr. G.P. Osler, and Mr. A. Sweatman Q.C., were appointed to the Board of Directors.

The following executive appointments were made effective December 16, 1982

Chairman – J.H. Coleman
Deputy Chairman – R.T. Ryan
President and Chief

Executive Officer – R.G. Graham

Earlier in the year Mr. J.D. Hewitt was appointed Executive Vice-President.

During the year, Mr. D.R. Smith, Deputy Chairman and formerly President of Insmor Holdings Limited retired from the company and the Board of Directors. We are grateful for the important contribution he made to the company.

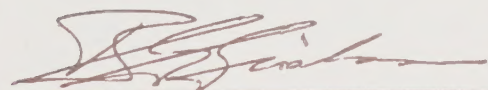
The efforts of our employees who have worked so diligently through a year of most difficult business conditions is greatly appreciated.




Robert G. Graham
President and Chief Executive Officer



John H. Coleman
Chairman



R.G. Graham



J.H. Coleman

Consolidated Balance Sheet

AS AT DECEMBER 31, 1982

Assets

CASH AND ACCOUNTS RECEIVABLE

| | | |
|---|--------|--------|
| Cash | 8,274 | 1,885 |
| Interest accrued and sundry receivables | 15,527 | 13,285 |
| Premiums receivable | 1,055 | 1,556 |
| Income taxes recoverable | 692 | — |
| Due from reinsurers | 332 | 111 |

| | |
|---------------|---------------|
| <u>25,880</u> | <u>16,837</u> |
| <u>27,555</u> | <u>36,530</u> |

REAL ESTATE

INVESTMENTS

| | | |
|---|---------|--------|
| Treasury bills and other short-term securities – at cost | 1,540 | 69,776 |
| Bonds and debentures – at amortized value (market value \$64,464,000; 1981 – \$47,990,000) | 64,484 | 53,683 |
| Preferred stocks – at market value (cost \$117,399,000; 1981 – \$114,589,000) | 111,449 | 93,613 |
| Common stocks – at market value (cost \$78,428,000; 1981 – \$76,273,000) | 76,064 | 72,891 |
| Mortgages – at amortized value | 26,777 | 39,807 |
| Investment in Inter-City Gas Corporation (note 8) | 88,043 | — |

| | |
|----------------|----------------|
| <u>368,357</u> | <u>329,770</u> |
|----------------|----------------|

OTHER ASSETS

| | | |
|---|--------|-------|
| Deferred income taxes | 21,752 | — |
| Capital expense – at amortized cost (notes 3 and 4) | 1,863 | 1,608 |
| Other | 689 | 961 |

| | |
|----------------|----------------|
| <u>24,304</u> | <u>2,569</u> |
| <u>446,096</u> | <u>385,706</u> |

Liabilities

ACCOUNTS PAYABLE

| |
|--|
| Bank loan |
| Due to reinsurers |
| Provision for claims |
| Accounts payable and accrued liabilities |
| Premium taxes payable |
| Income taxes payable |

OTHER LIABILITIES

| |
|----------------------------|
| Deferred revenue (note 2) |
| Income debentures (note 3) |

DEFERRED INCOME TAXES

1982
\$000's

1981
\$000's

3,719
154
63,385
1,945
60
—
69,263

3,500
112
32,285
1,227
124
948
38,196

134,985
5,000
139,985
—
209,248

137,465
5,000
142,465
5,020
185,681

Shareholders' Equity

| |
|-------------------------------------|
| CAPITAL STOCK (note 4) |
| CONTRIBUTED SURPLUS (notes 5 and 6) |
| RETAINED EARNINGS (note 6) |
| UNREALIZED GAIN (LOSS) ON STOCKS |

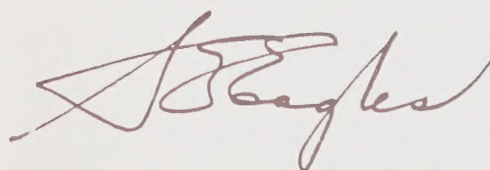
208,828
4,500
31,834
245,162
(8,314)
236,848
446,096

173,347
—
51,036
224,383
(24,358)
200,025
385,706

Signed on behalf of the board



Robert G. Graham
Director



S.E. Eagles
Director

Consolidated Statement of Earnings

FOR THE YEAR ENDED DECEMBER 31, 1982

| | 1982 \$000's | 1981 \$000's |
|--|-------------------|------------------|
| REVENUE | | |
| Net premiums written | 13,953 | 22,711 |
| Application fees | 919 | 1,810 |
| Inspection service and appraisal fees | <u>1,010</u> | <u>1,506</u> |
| | 15,882 | 26,027 |
| Decrease in deferred revenue | <u>24,856</u> | <u>12,367</u> |
| Underwriting revenue | <u>40,738</u> | <u>38,394</u> |
| Investment income – | | |
| Interest and amortization | 18,023 | 12,965 |
| Dividends | 16,958 | 14,353 |
| Equity in earnings of Inter-City Gas Corporation (note 8) | 216 | – |
| Realized gain on disposal of investments | 4,645 | 2,862 |
| Foreign exchange gain | <u>4</u> | <u>190</u> |
| | <u>39,846</u> | <u>30,370</u> |
| | <u>80,584</u> | <u>68,764</u> |
| EXPENSES | | |
| Insurance underwriting and policy issuance expenses | 6,905 | 6,870 |
| Premium taxes | <u>398</u> | <u>683</u> |
| | 7,303 | 7,553 |
| Less: Decrease (increase) in deferred expenses | <u>1,590</u> | <u>(2,291)</u> |
| | 8,893 | 5,262 |
| Losses on claims provided for and incurred | 76,220 | 46,954 |
| Other operating expenses | 7,919 | 8,234 |
| Income debenture interest and amortization expenses (note 3) | <u>378</u> | <u>627</u> |
| | <u>93,410</u> | <u>61,077</u> |
| EARNINGS (LOSS) BEFORE INCOME TAXES AND UNUSUAL ITEM | <u>(12,826)</u> | <u>7,687</u> |
| PROVISION FOR (RECOVERY OF) INCOME TAXES | | |
| Current | 100 | 24 |
| Deferred | <u>(17,694)</u> | <u>(4,783)</u> |
| | <u>(17,594)</u> | <u>(4,759)</u> |
| EARNINGS BEFORE UNUSUAL ITEM UNUSUAL ITEM | 4,768* | 12,446 |
| Deferred policy acquisition cost written-off (net of tax recovery of \$9,053,000) (note 7) | <u>(8,427)</u> | <u>–</u> |
| NET EARNINGS (LOSS) FOR THE YEAR | <u>(3,659)</u> | <u>12,446</u> |
| EARNINGS (LOSS) PER COMMON SHARE (Exercise of warrants and conversion of shares would not dilute earnings per share) | <u>(\$1.04)</u> | <u>\$0.78</u> |
| Weighted daily average number of common shares outstanding | <u>10,771,350</u> | <u>8,270,046</u> |
| *Earnings (loss) per common share before unusual item | <u>(\$0.26)</u> | <u>\$0.78</u> |

Consolidated Statement of Unrealized Gain (Loss) on Stocks

FOR THE YEAR ENDED DECEMBER 31, 1982

| | 1982 \$000's | 1981 \$000's |
|--|-----------------|-----------------|
| UNREALIZED GAIN (LOSS) ON STOCKS – BEGINNING OF YEAR | (24,358) | 6,429 |
| Unrealized gain (loss) on stocks for the year | <u>16,044</u> | <u>(32,689)</u> |
| | (8,314) | (26,260) |
| Deferred income taxes | <u>-</u> | <u>1,902</u> |
| UNREALIZED LOSS ON STOCKS – END OF YEAR | <u>(8,314)</u> | <u>(24,358)</u> |

Consolidated Statement of Retained Earnings

FOR THE YEAR ENDED DECEMBER 31, 1982

| | 1982 \$000's | 1981 \$000's |
|--|-----------------|-----------------|
| RETAINED EARNINGS – BEGINNING OF YEAR | 51,036 | 50,204 |
| Net earnings (loss) for the year | (3,659) | 12,446 |
| Gain on redemption of preferred shares | <u>484</u> | <u>708</u> |
| | 47,861 | 63,358 |
| Amortization of capital expenses, less related income taxes (note 4) | <u>281</u> | <u>64</u> |
| Cash dividends – | | |
| Preferred | 7,560 | 5,973 |
| Common | <u>8,186</u> | <u>6,285</u> |
| | 16,027 | 12,322 |
| RETAINED EARNINGS – END OF YEAR | <u>31,834</u> | <u>51,036</u> |

Consolidated Statement of Changes in Financial Position

FOR THE YEAR ENDED DECEMBER 31, 1982

| | 1982 \$000's | 1981 \$000's |
|---|-----------------|-----------------|
| SOURCE OF FUNDS | | |
| Common shares issued | 1,164 | 30,382 |
| Warrants issued | 4,500 | — |
| Preferred shares issued | 36,000 | 28,500 |
| Increase in accounts payable | 31,067 | 11,607 |
| Deferred revenue and deferred taxes acquired from share issue | — | 42,651 |
| Other | 335 | — |
| | <u>73,066</u> | <u>113,140</u> |
| USE OF FUNDS | | |
| Operations – net loss (earnings) for the year | 3,659 | (12,446) |
| Equity in earnings of Inter-City Gas Corporation | 216 | — |
| Decrease in net deferred revenue (note 2) | 2,480 | 14,658 |
| Income taxes deferred | 26,750 | 4,783 |
| Depreciation and amortization | (293) | (252) |
| Funds used in operations | 32,812 | 6,743 |
| Increase (decrease) in real estate | (8,975) | 1,657 |
| Increase in cash and accounts receivable | 9,043 | 334 |
| Purchase of fixed assets | 214 | 442 |
| Repayment of income debentures | — | 3,333 |
| Dividends – | | |
| Preferred shares | 7,560 | 5,973 |
| Common shares | 8,186 | 6,285 |
| Redemption of preferred shares | 1,683 | 1,864 |
| Other | — | 1,332 |
| | <u>50,523</u> | <u>27,963</u> |
| FUNDS AVAILABLE FOR INVESTMENT | 22,543 | 85,177 |
| INVESTMENT FUNDS – BEGINNING OF YEAR | 329,770 | 277,282 |
| | <u>352,313</u> | <u>362,459</u> |
| Unrealized gain (loss) on stocks for the year | 16,044 | (32,689) |
| INVESTMENT FUNDS – END OF YEAR | 368,357 | 329,770 |

Notes to Consolidated Financial Statements

FOR THE YEAR ENDED DECEMBER 31, 1982



1. ACCOUNTING POLICIES

These financial statements are prepared in accordance with generally accepted accounting principles. The application of these principles is set out for the following significant items:

Principles of consolidation

The consolidated financial statements of MICC Investments Limited include the accounts of its subsidiaries. The company operates principally in the mortgage insurance business in Canada.

Premiums

Net premiums written are deferred and then taken into underwriting revenue as earned over the life of the related policies. Prior to 1974, the majority of policies were written for a term of fifteen years; since then the majority of policies have been written for twenty years. The rates or formulae under which premiums are earned relate to the amount of risk in each year of coverage as projected by management, based primarily on the past incidence of losses. The formulae under which premiums are earned are adjusted periodically in accordance with such estimates.

Application fees

Application fees received on insurance policies written are taken into income as received.

Underwriting and policy issuance expenses and premium taxes

Underwriting and policy issuance expenses and premium taxes in excess of application fees and commission income are deferred to the extent they are considered recoverable from future underwriting revenue and then amortized against premiums as the premiums are earned (see note 7).

Losses on claims provided for and incurred

Losses on claims represent the difference between the amounts claimed or estimated to be claimed and amounts recovered or estimated to be recoverable from the sale of real estate. Provisions for losses are made when it is considered probable that defaults by borrowers will result in claims. Provisions for losses on claims are updated regularly as information concerning claim amounts and real estate values becomes available.

Foreign exchange

Accounts in United States dollars have been translated in the following manner. Assets, being bonds, and liabilities, being primarily deferred revenue, have been

translated at current rates. Earnings have been translated into Canadian dollars at the average rate prevailing through the year.

Investment income

- a) Treasury bills and other short-term securities – Interest is recorded as income as it accrues. Gains and losses are taken into income when realized.
- b) Bonds, debentures and mortgages – Interest is recorded as income as it accrues. The premium or discount between cost and maturity value is amortized into income over the period to maturity. A gain or loss on the sale of a bond, debenture or mortgage is deferred and then amortized over the term to maturity of the security sold.
- c) Stocks – Dividends are recorded as income on the ex-dividend date. Gains and losses on disposal of stocks are taken into income when realized. Investments in common shares of companies where a degree of significant influence is present are accounted for on an equity basis. Unrealized gains and losses on stocks, excluding investments accounted for on an equity basis, are accounted for in the "Consolidated Statement of Unrealized Gain (Loss) on Stocks", the balance of which is included in shareholders' equity.

Real estate

Real estate is carried in the accounts at its estimated realizable value after deduction of estimated real estate commissions and other sales related expenses.

2. DEFERRED REVENUE

Deferred revenue consists principally of deferred premiums, after deduction where applicable of deferred underwriting and policy issuance expenses and premium taxes.

3. INCOME DEBENTURES

Income debentures mature on March 31, 1985 with mandatory prepayment as to 33.34% on March 31, 1983 and March 31, 1984. Interest payable at the rate of 7-1/2% per annum, is not deductible in computing taxable income.

Costs incurred in connection with this issue have been capitalized and are being amortized against earnings on a straight-line basis over the term of the debentures. As at December 31, 1982, unamortized capital expenses relating to income debentures amounted to \$8,865.

Notes to Consolidated Financial Statements

FOR THE YEAR ENDED DECEMBER 31, 1982

4. CAPITAL STOCK

The authorized, issued and fully paid capital stock of the company consists of:

Authorized –

3,951,600 (1981 – 3,951,600) first preferred shares issuable in series

Unlimited (1981 – unlimited) second preferred shares issuable in series

Unlimited (1981 – unlimited) common shares without par value

| | 1982 \$ | 1981 \$ |
|---|--------------------|--------------------|
| Issued and fully paid – | | |
| 611,559 (1981 – 623,099) 10% first preferred shares Series A | 15,288,975 | 15,577,475 |
| 200,000 (1981 – 200,000) 7-3/4% first preferred shares Series B | 5,000,000 | 5,000,000 |
| 837,950 (1981 – 874,850) 8-5/8% first preferred shares Series C | 20,948,750 | 21,871,250 |
| 80,000 (1981 – 80,000) 8% first preferred shares Series D | 8,000,000 | 8,000,000 |
| 100,000 (1981 – 100,000) 8-1/2% first preferred shares Series E | 10,000,000 | 10,000,000 |
| 105,000 (1981 – 105,000) variable % first preferred shares Series F | 10,500,000 | 10,500,000 |
| 360,000 (1981 – nil) 13% first preferred shares Series G | 36,000,000 | - |
| 629,941 (1981 – 648,836) 8% second preferred shares Series A | 15,748,525 | 16,220,900 |
| 10,822,115 (1981 – 10,691,169) common shares | 87,341,660 | 86,177,900 |
| | <u>208,827,910</u> | <u>173,347,525</u> |

a) Preferred shares

i) First preferred shares Series A

800,000 first preferred shares were originally issued at \$25 per share as 10% cumulative redeemable first preferred shares Series A, of which 611,559 were outstanding at December 31, 1982.

The first preferred shares Series A are subject to mandatory sinking fund redemption at the issue price as to: 56,000 shares on March 15 in each of the years 1982 to 1986 inclusive; and 72,000 shares on March 15, 1987 and each year thereafter.

The company may increase any annual sinking fund by 24,000 shares. The company is entitled to anticipate sinking fund requirements by purchasing shares in the market at prices not exceeding the redemption price. As of March 15, 1982 the company may redeem shares not required for sinking fund purposes at a premium of 4%, declining annually thereafter to the issue price on March 15, 1986.

During 1982, the company acquired 11,540 preferred shares Series A to meet the 1982 sinking fund requirement and, in part, to meet sinking fund requirements to March 31, 1983.

ii) First preferred shares Series B

200,000 first preferred shares were originally issued at \$25 per share as 7-3/4% cumulative redeemable first preferred shares Series B, all of which were outstanding at December 31, 1982. Effective January 1, 1983 this dividend is increased to 8-3/4%.

The first preferred shares Series B are subject to mandatory sinking fund redemption at the issue price as to 66,800 shares on March 31, 1983 and 66,600 shares on March 31, 1984 and March 31, 1985.

The company is entitled to anticipate sinking fund requirements by purchasing shares in the market at prices not exceeding the redemption price. As of March 31, 1982 the company may redeem shares not required for sinking fund purposes at a premium of 3%, declining annually thereafter to the issue price on March 31, 1985.

iii) First preferred shares Series C

1,000,000 first preferred shares were originally issued at \$25 per share as 8-5/8% cumulative first preferred shares Series C, of which 837,950 were outstanding at December 31, 1982.

The first preferred shares Series C are non-redeemable prior to March 31, 1983 and are subject to a purchase

fund under which the company shall make all reasonable efforts to purchase 10,000 shares in each calendar quarter, at a price not exceeding the issue price plus cost of purchase. This obligation is cumulative from quarter to quarter but to the extent not satisfied on December 31st of each calendar year, is extinguished. Subsequent to March 30, 1983, the company may redeem shares not required for purchase fund purposes at a premium of 5%, declining annually thereafter to the issue price on April 1, 1988.

During 1982, the company acquired 36,900 first preferred shares Series C to meet 1982 purchase fund requirements.

iv) First preferred shares Series D

80,000 first preferred shares were originally issued at \$100 per share as 8% cumulative, redeemable and retractable first preferred shares Series D, all of which were outstanding at December 31, 1982.

The first preferred shares Series D are non-redeemable prior to June 30, 1983 and are subject to mandatory pro-rata sinking fund redemption at the issue price as to 4,000 shares on June 30, 1989 and on June 30 in each year thereafter up to and including June 30, 2008.

The first preferred shares Series D are retractable under certain circumstances or are convertible into floating rate first preferred shares at the holders' option on June 30, 1983.

v) First preferred shares Series E

100,000 first preferred shares were originally issued at \$100 per share as 8-1/2% cumulative, redeemable and retractable first preferred shares Series E, all of which were outstanding at December 31, 1982.

The first preferred shares Series E are non-redeemable prior to December 31, 1983, and are subject to mandatory pro-rata sinking fund redemption at the issue price as to 5,000 shares on December 31, 1989 and on December 31 in each year thereafter up to and including December 31, 2008.

The first preferred shares Series E are retractable under certain circumstances or are convertible into floating rate first preferred shares at the holders' option on December 31, 1983.

vi) First preferred shares Series F

105,000 first preferred shares were originally issued at \$100 per share as variable cumulative, redeemable and retractable first preferred shares Series F, all of which were outstanding at December 31, 1982.

The annual rate of dividends payable on the first preferred shares Series F is one-half of the prime rate plus one and three-quarters percent.

The first preferred shares Series F are subject to mandatory pro-rata sinking fund redemption at the issue price as to 5,250 shares on September 30, 1983 and September 30 in each year thereafter up to and including September 30, 1990. All shares outstanding on September 30, 1991 will be redeemed on that date.

The first preferred shares Series F are retractable under certain circumstances at the issue price at the holders' option on September 30, 1986.

vii) First preferred shares Series G

360,000 first preferred shares were issued for cash during the year at \$100 per share as 13% cumulative, redeemable first preferred shares Series G, all of which were outstanding at December 31, 1982.

The first preferred shares Series G are subject to mandatory sinking fund redemption at the issue price as to 18,000 shares on December 31, 1983 and on December 31 in each year thereafter up to and including December 31, 1986.

The company is entitled to anticipate sinking fund requirements by purchasing shares in the market at prices not exceeding the redemption price. Other than for sinking fund purposes, the Corporation may not redeem the first preferred shares Series G prior to December 31, 1987.

viii) Second preferred shares Series A

800,000 second preferred shares were originally issued at \$25 per share as 8% cumulative redeemable convertible second preferred shares Series A, of which 629,941 were outstanding at December 31, 1982.

The second preferred shares Series A are non-redeemable prior to December 31, 1983 and are subject to a purchase fund under which the company shall make all reasonable efforts to purchase in each calendar quarter, commencing with the calendar quarter ending March 31, 1984, 0.75% of the difference between the number of second preferred shares Series A originally issued and the number of shares converted into common shares prior to such calendar quarter at a price not exceeding the issue price plus costs of purchase. This obligation is cumulative from quarter to quarter, but to the extent not satisfied on December 31 of each calendar year, is extinguished. Subsequent to December 31, 1983 the company may redeem shares not required for

Notes to Consolidated Financial Statements

FOR THE YEAR ENDED DECEMBER 31, 1982

purchase fund purposes at a premium of 5%, declining annually thereafter to the issue price on December 31, 1988.

The second preferred shares Series A are convertible on or before December 31, 1988 into fully paid common shares, at the holders' option, at a conversion price of \$10.886 per common share on the basis of approximately 2.296 common shares for each second preferred share held.

During 1982, 18,895 second preferred shares Series A were converted into 43,383 common shares.

ix) Issuance costs

Costs incurred in connection with the issuance of preferred shares have been capitalized and are being amortized against retained earnings over the estimated term of the shares on a weighted average basis. As at December 31, 1982, unamortized capital expenses relating to preferred shares amounted to \$1,854,608.

b) Common shares

Common shares issued during 1982 were as follows:

- i) 43,383 common shares were issued for a consideration of \$472,377 on conversion of second preferred shares Series A.
- ii) 87,563 common shares were issued under the stock dividend and dividend reinvestment program for a consideration of \$691,383.

An option remains outstanding to an officer and director of the company, to acquire a maximum of 20,000 of the corporation's common shares at a price to \$10 per share. The option expires on November 3, 1986.

5. CONTRIBUTED SURPLUS

During the year 3,000,000 common share purchase warrants were issued for a cash consideration of \$4,500,000. Each of these warrants entitles the holder to purchase 1 common share at \$12 and expires December 16, 1987.

6. AMOUNT AVAILABLE FOR DISTRIBUTION

The maximum amount available for distribution to shareholders is \$29,845,000.

7. POLICY ISSUANCE EXPENSES WRITTEN-OFF

During the latter part of 1982, the company experienced a high level of losses on claims incurred. It is now estimated that future losses on policies of insurance issued prior to December 31, 1982 may exceed deferred revenue and investment income related to policyholders' funds. This estimate has been made in the light of all relevant known factors.

Accordingly, policy issuance expenses and premium taxes, previously deferred and which would normally have been amortized against premiums as they were earned, are treated as non-recoverable from such premiums and therefore have been charged against earnings in the current year.

8. INTER-CITY GAS CORPORATION

On December 16, 1982 the Company and its subsidiary entered into a number of transactions with Inter-City Gas Corporation ("ICG"). These are summarized as follows:

- a) The company and its subsidiary acquired 3.5 million common shares of ICG at a price of \$12.00 per share representing total consideration of \$42 million. This acquisition represents 21% of the outstanding voting shares of ICG.
- b) The company acquired 3 million warrants for a consideration of \$8.25 million entitling it to purchase 3 million common shares of ICG at a price of \$12 per share. These warrants expire on December 16, 1987.
- c) The company's subsidiary acquired a \$36 million note of ICG Resources Limited (a wholly-owned subsidiary of ICG). The note bears interest at 14% per annum, payable semi-annually and is guaranteed by a Canadian chartered bank. Annual principal repayments of \$3.6 million commence in 1988 with a final payment of \$7.2 million on maturity on June 1, 1996.
- d) The company's subsidiary is committed to acquire 1.5 million common shares of ICG at a price of \$12 per share on or before December 15, 1983.
- e) The company issued to ICG 360,000 preferred shares, Series G and 3 million share purchase warrants, both as detailed in notes 4 and 5.

Auditors' Report TO THE SHAREHOLDERS

- f) The company and its subsidiary's total excess cost of shares over the underlying net book value of the investment at the date of acquisition was approximately \$15,306,000. This excess has been principally attributed to the proved oil and gas reserves of ICG. The equity in earnings of ICG is being reduced by an amount sufficient to amortize the total excess cost over the estimated useful life of these reserves, which in the aggregate is approximately 20 years.

As at December 31, 1982 this investment comprises:

| | \$000's |
|--|---------------|
| Common shares including equity in earnings since acquisition (market value \$44,972,000) | 43,181 |
| Preferred shares (market value \$482,000) | 612 |
| Warrants for purchase of common shares | 8,250 |
| 14% note receivable | 36,000 |
| | <u>88,043</u> |

9. RELATED PARTY TRANSACTIONS

Central Trust Company is a related party as a result of its ownership of shares of the company and three of the company's directors are directors and/or senior officers of Central Trust Company. Central Trust Company and its affiliates, from time to time, insure mortgage loans with The Mortgage Insurance Company of Canada a wholly-owned subsidiary. The policies of insurance are issued under standard terms and conditions and the premiums written in 1982 from such policies represented less than 5% of the total premiums written for the year. Losses on claims incurred on this business and on business written in prior years are not considered material.

Inter-City Gas Corporation is a related party as a result of the transactions referred to in note 8. In addition to those transactions, the company has reimbursed ICG for certain expenses incurred on its behalf.

We have examined the consolidated balance sheet of MICC Investments Limited as at December 31, 1982 and the consolidated statements of earnings, retained earnings, unrealized gain (loss) on stocks and changes in financial position for the year then ended. Our examination was made in accordance with generally accepted auditing standards, and accordingly included such tests and other procedures as we considered necessary in the circumstances.

In our opinion, these consolidated financial statements present fairly the financial position of the company as at December 31, 1982 and the results of its operations and the changes in its financial position for the year then ended in accordance with generally accepted accounting principles applied on a basis consistent with that of the preceding year.

Coopers & Lybrand

Chartered Accountants

Toronto, Ontario

February 10, 1983.

Management Report TO THE SHAREHOLDERS

Company management is charged with the responsibility for preparing the preceding financial statements and ensuring that all information in this annual report is consistent with those statements and is a true and fair presentation of the facts. This responsibility includes selecting appropriate accounting principles and making judgements and estimates in accordance with generally accepted accounting principles in Canada.

Ultimate responsibility for the financial statements rests with the Board of Directors. An Audit Committee of non-management directors is appointed by the Board to review the financial statements in detail with management and to report to the directors prior to their approval of the financial statements. The Directors have approved a code of ethics for all directors and employees to prevent conflicts of interest and unauthorized disclosures of financial information.

Shareholders' auditors examine the financial statements in detail and meet separately with both the Audit Committee and management to review their findings. The auditors' report directly to the shareholders and their report appears above.

R.G. Graham
President and Chief Executive Officer
February 10, 1983.

D.C. Toms
Senior Vice-President,
Finance

Review of Operations

THE MORTGAGE INSURANCE COMPANY OF CANADA

Mortgage Insurance

Operations of the company during 1982 were adversely effected by the continuing weak Canadian economy. While interest rates and inflation moderated towards the end of the year, they were very high during most of 1982. Unemployment levels continued to rise and consumer confidence and spending declined as the year progressed.

Federal and Provincial initiatives towards the housing industry assisted builders during the year. Nevertheless, only 125,860 housing units were started in Canada during 1982, nearly 30 percent below last years level of 178,000 starts, and the lowest level since the early 1960's. Average house prices in Canada also declined for the first time since the early 1960's, as many builders were forced to cut prices to clear out inventory. In addition, most Government assistance programs were available only for lower priced homes.

The total dollar volume of mortgage loan approvals by lending institutions totalled \$11 billion, slightly above last years level. Increased activity in the existing property sector offset the decline in new housing.

Commitments issued by the company totalled \$0.8 billion during 1982, 63 percent below the 1981 total of \$2.1 billion.

Organization

During 1982, a realignment of the company was instituted to better facilitate the company's operating strategies.

Mr. J.D. Hewitt was appointed Executive Vice-President, and is responsible for the operations of the company.

Mr. A.D. Munro was appointed Vice-President, Residential Mortgage Insurance, responsible for homeownership mortgage insurance operations including: business development, underwriting, claims and real estate.

Mr. C.E. Shoemaker was appointed Vice-President, I.C.I. Real Estate Services, responsible for the underwriting of: rental, commercial and industrial properties, and lease guarantee insurance.

Mr. M.L. Stein was appointed Vice-President, I.C.I. Claims and Real Estate, responsible for the settling of claims and management and marketing of real estate with respect to: rental, commercial and industrial, and lease guarantee properties. He also has responsibility for judgements, collections, and mortgage administration. Mr. Shoemaker and Mr. Stein are also responsible for developing new real estate related services.

Mr. K. Webb was appointed Director of Branch Operations, responsible for the general supervision of branch operations. He is also responsible for underwriting and real estate management of homeownership properties.

Homeownership First and Second Mortgages

Homeownership housing is the largest segment of MICC's activity, accounting for over 85 percent of all mortgage commitments issued during 1982. Commitment volume totalled \$693 million during 1982, 61 percent below the 1981 total of \$1,781 million. Activity is evenly divided between new and existing property.

The volume of new business, as measured by the potential premiums totalled \$11.2 million during 1982, a decrease of 55 percent from the comparable 1981 total of \$24.9 million. Potential premiums are the premiums which could be forthcoming on all business on which a commitment to insure has been issued. Not all loans on which the company has issued a commitment to insure are advanced during the year. As at December 31, 1982, there were \$7.9 million in potential premiums outstanding.

Premiums written during 1982, amounted to \$7.6 million, a decrease of 63 percent from the comparable 1981 total of \$20.6 million.

At the end of 1982, 441,750 loans were on repayment, and approximately 5,700 were reported by lenders as being at least three months in arrears or 1.28 percent. The comparable 1981 default ratio was .84 percent. The higher level of unemployment in 1982 was a major cause of the increased level of defaults.

Claims losses doubled in 1982 to \$55.8 million compared to \$27.6 million in 1981. A reserve to cover potential losses is set-up for each case as soon as it is determined that a claim may be anticipated. To assist in determining the loss, it is necessary to obtain one or more current appraisals, to obtain a report from the lender on the amount owing on the mortgage and to make an estimate of the disposal costs of the real estate.

In addition, the date of claim settlement is estimated to ensure that unpaid accrued interest costs can be properly reflected, as well as taxes, legal, and maintenance costs.

Approximately 17% of all mortgage insurance claim settlements during 1982 involved the acquisition of the real estate by MICC. The balance were either cases where the lender sold the property (35%) and MICC paid the difference between the net sale proceeds and the claim amount, or where MICC elected to settle the claim through payment under Option "B" (48%). Under this latter form of settlement, the lender receives twenty-five percent of the approved claim amount on home-ownership cases. (Twenty percent on rental, commercial and industrial properties.) The lender retains ownership of the real estate.

During the year, 482 home-ownership properties were acquired having a net realizable value of \$19.9 million compared with 1,057 properties valued at \$34.4 million during 1981. A total of 880 properties were sold for a consideration of \$27.7 million during 1982. This compared with sales of \$32.3 million during 1981.



J.D. Hewitt
Executive Vice-President

At the end of 1982, home-ownership real estate holdings totalled \$13.8 million, compared with \$21.6 million at the end of 1981. At December 31, 1982, an additional 102 properties valued at \$3.8 million had been sold but the sales had not closed.

Real Estate is held on the books at estimated net realizable value which is estimated market value less estimated disposal costs (real estate commission, legal fees, appraisal, etc.). On acquisition, each property is reviewed to determine if it should be held in the short term or sold. Company policy generally is to sell acquired real estate as soon as possible. To assist in the sale of its properties, the company offered



R.T. Ryan
Deputy Chairman

preferred rate mortgage financing to offset the high mortgage interest rates which prevailed during much of 1982. These mortgages are subsequently made available for purchase by institutional investors.

During 1982, 218 mortgages totalling \$6.1 million were acquired, and 412 mortgage totalling \$15.9 million were sold. The mortgage portfolio stood at \$17.4 million at the end of 1982 compared with \$28.8 million at the end of 1981.

Review of Operations

THE MORTGAGE INSURANCE COMPANY OF CANADA

Income Properties First and Second Mortgages

Rental

Mortgage insurance on rental properties declined 69 percent during 1982 as a result of soft effective demand, general oversupply of new units in many areas and unfavourable overall economic and money market conditions. Commitments to insure totalled \$81 million in 1982 compared with \$225 million during 1981. The potential premiums generated under this program were \$1.2 million in 1982 compared with \$3.9 million during 1981. Premiums written totalled \$1.8 million, slightly above the previous years total, reflecting in part, outstanding commitments at the 1981 year-end which carried over into 1982.

There were 13,158 insured rental loans on repayment at the end of 1982. About 275 loans were reported at least one month in arrears, a default ratio of 2.09 percent. The comparable 1981 default ratio was 1.49 percent.

Claims losses in 1982 decreased to \$7.2 million, compared with \$12.3 million in 1981.

During the year, 12 rental properties were acquired having a net realizable value of \$1.8 million compared with 56 properties valued at \$10.9 million during 1981. During 1982, a total of 32 properties were sold for a consideration of \$5 million. This compares with 60 properties valued at \$10 million sold in 1981. At the end of 1982, rental property holdings totalled \$2 million compared with \$5.3 million at the end of 1981.

Commercial and Industrial

As a result of the poor economic climate for business in Canada throughout 1982, and underwriting caution on the part of the company, this program continued to experience a low level of activity. Commitment volumes totalled \$21 million in 1982 compared with \$109 million a year earlier. Potential premiums totalled \$498,000 during 1982, 77 percent below the 1981 total of \$2.2 million. Premiums written during 1982 totalled \$786,000, 71 percent below the previous years total of \$2.8 million.

Of 5,716 insured loans on repayment at the end of 1982, 203 were reported at least one month in arrears or 3.55 percent. The comparable 1981 default ratio was 2.65 percent.

Claims losses totalled \$7.7 million in 1982, compared with \$7.1 million in 1981.

During the year, 4 properties were acquired having a net realizable value of \$1.3 million compared with 11 properties valued at \$640,000 during 1981. A total of 5 properties were sold for a consideration of \$167,000. At the end of 1982, real estate holdings totalled \$6.9 million compared with \$5.8 million at the end of 1981.

Branch Office Operations And Underwriting Policy

During the year, in response to a decline in insurance activity, the Eastern and Western Regional Offices in Montreal and Vancouver respectively were closed as were our branches in Victoria, Kelowna,

Saskatoon, Chicoutimi and St. John's. These markets continue to be serviced by our existing branch organization which includes offices in Vancouver, Calgary, Edmonton, Regina, Winnipeg, London, Hamilton, Toronto, Ottawa, Montreal, Quebec City, Halifax and Moncton.

In addition to the branch closings noted above, staff reductions were effected throughout the remaining branches to bring underwriting expenses into line with current volume levels while maintaining a sufficient capacity to handle claims and real estate at the branch level.

To maximize the productivity of our reduced capacity in the branch structure, our servicing efforts are being directed towards major clients with whom claims experience has remained satisfactory over the recent years of overall high claims experience.

Additionally, applications for insurance are being restricted to those major urban centres which can be readily serviced by our existing branch network so as to provide an acceptable level of service to our clientele, improve the overall quality of business being written, and ensure that the risks being accepted are consistent with current premium rates.

While our branch organization has been rationalized during 1982 in response to economic circumstances, we believe that the changes in underwriting policy which have been undertaken will permit us to continue the level of service for which MICC has become known while achieving the desired level of profitability.



T. Lane
Director
Data Processing

C.E. Shoemaker
Vice-President
I.C.I. Real Estate Services

M.L. Stein
Vice-President
I.C.I. Claims and Real Estate

K. Webb
Director
Branch Operations

A.D. Munro
Vice-President
Residential
Mortgage Insurance

D.C. Toms
Senior Vice-President
Finance

J.D. Bergeron
Vice-President
Legal Counsel and
Secretary

Other Programs

Surety Bonding

The general slowdown in the construction industry in Canada during 1982 had a significant impact on the

surety bonding program. Company emphasis was on the review and administration of existing accounts. During 1982, 28 new accounts with approved programs of bonding totalled \$227 million were established. This compares with the previous years total of 69 new accounts with approved programs of bonding totalling \$693 million. During 1982, bonds totalling \$388 million were

approved for 116 accounts. Gross premiums written in 1982 totalled \$2.4 million, slightly above the 1981 total of \$2.3 million. Premiums net of reinsurance amounted to \$1.4 million in 1982, about equal to the previous years total. Claims losses net of reinsurance recoveries totalled \$1.7 million during 1982, compared with \$150,000 in 1981.

Review of Operations

THE MORTGAGE INSURANCE COMPANY OF CANADA

Condominium Deposit Insurance

This program is offered in Ontario and insures the deposits of condominium buyers before a condominium is registered. Our insurance is used when the deposits exceed the \$20,000 limit insured by the Ontario New Home Warranty Program.

During 1982, MICC insured over \$30 million in deposits for a premium of \$250,633 compared with \$28 million in deposits for a premium of \$209,259 in 1981. There were no losses under this program in 1982.

Lease Guarantee Insurance

While MICC has maintained restrictive underwriting guidelines for this program, activity increased slightly during 1982. Sixteen lease guarantee commitments with an aggregate insured rent of \$14.2 million were issued during the year. This compares with 15 commitments and an insured rent of \$12 million in 1981.

Premiums written totalled \$308,026 in 1982, 70 percent above the previous years total of \$181,000. The year ended with commitments outstanding of \$13.2 million.

Lease guarantee claims losses totalled \$1.3 million during 1982, 28 percent below the previous years total of \$1.8 million.

New Home Warranty

Premiums earned under the Ontario and Quebec New Home Warranty Programs amounted to \$1.3 million in 1982, slightly above the \$1.1 million recorded during 1981.

Losses incurred under this program totalled \$1.1 million in 1982 compared with \$892,000 during 1981.

Data Processing Systems

Over the years MICC has been committed to maintaining good quality service to the lending community with regard to the services offered.

To this end, an extensive investment in functional computer application systems has been made to assist the operational personnel.

Within the last two years, we have installed a new IBM System 38 computer which has greatly increased our ability to develop on-line systems for better access to information. Recently implemented, has been an on-line claims system which provides the claims department with the tools to reduce the effort involved in dealing effectively with the claim process. We are also maintaining financial systems that give management better access and control over budgeting and cost centre reporting.

Investments

Performance of our investment portfolio was very satisfactory in 1982. Money market funds held in 1981 were committed to the bond and common stock market during the depressed first half, and markets performed above expectations in the second half. Dividends and capital gains increased in 1982 however, interest income declined due to lower interest rates. Total pretax investment income was \$39.8 million, compared with \$41.1 million in 1981.

The company continued to emphasize high quality and liquidity. The average life of the bond portfolio increased to 4.5 years after replacing short term Government of Canada bonds which matured in 1982. Also, the company purchased a \$36 million fourteen year debenture note from Inter-City Gas in the fourth quarter which was the primary reason for the increase in the "Bonds (Other)" category. The total preferred holdings were marginally decreased because of a lightening of the conventional and sinking fund preferreds as further emphasis was placed on retractable preferred shares. Total investments in equities rose to 65.5% from 61.6% in 1981 reflecting our positive outlook on the market.

The market value as a percentage of book value improved significantly to 98.4% compared with 89.9% in 1981. Capital gains realized through the sale of investments in 1982 increased to \$4.6 million compared with \$3.3 million in 1981.

Asset Classification:

of The Mortgage Insurance Company of Canada at Book Value

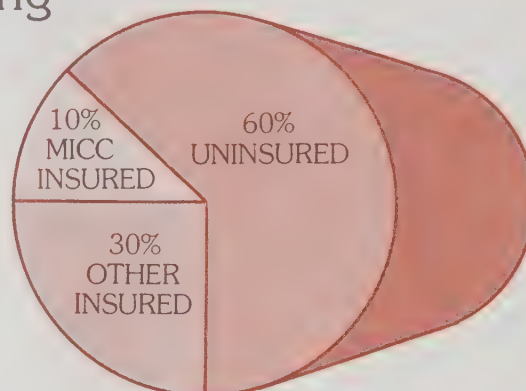
| (000's omitted) | December 31 | % of Total | |
|------------------------------------|----------------|--------------|--------------|
| | 1982 | 1982 | 1981 |
| | \$ | % | % |
| Cash | 11,012 | 3.4 | 1.5 |
| Money Market | 1,618 | 0.5 | 9.0 |
| Federal Government (Under 3 years) | 27,573 | 8.4 | 21.2 |
| CASH AND LIQUID ASSETS | 40,203 | 12.3 | 31.7 |
| BONDS (Other) | 72,417 | 22.2 | 6.6 |
| Retractable Preferred | 41,609 | 12.7 | 10.2 |
| Sinking Fund Preferred | 26,268 | 8.0 | 9.5 |
| Conventional Preferred | 36,307 | 11.0 | 13.4 |
| PREFERRED | 104,184 | 31.7 | 33.1 |
| Convertible Preferred | 19,067 | 5.8 | 4.5 |
| Common Stock | 92,308 | 28.0 | 24.1 |
| COMMON & CONVERTIBLE | 111,375 | 33.8 | 28.6 |
| TOTAL EQUITY | 215,559 | 65.5 | 61.6 |
| TOTAL PORTFOLIO | 328,179 | 100.0 | 100.0 |

Review of Operations

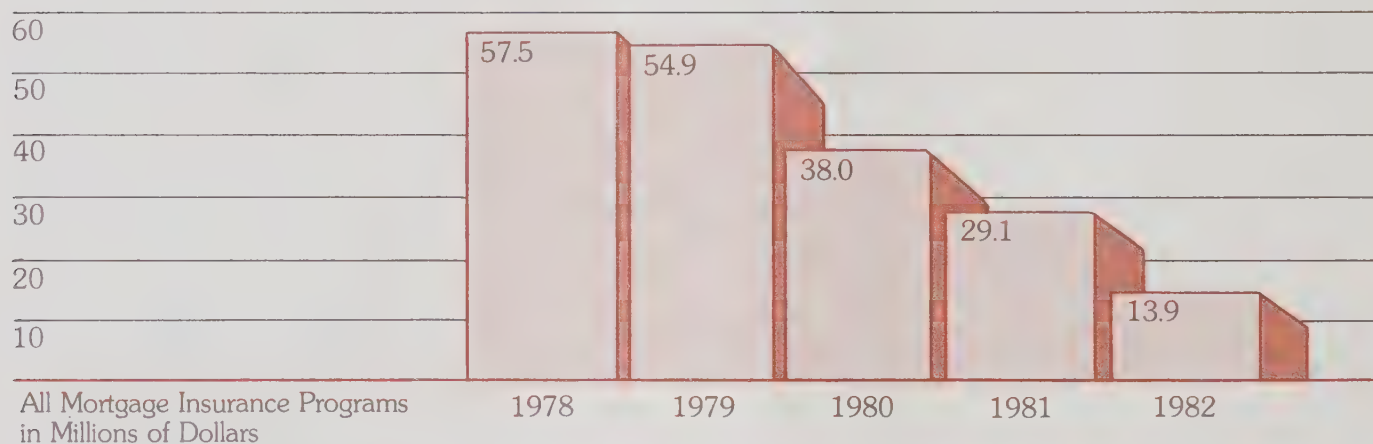
THE MORTGAGE INSURANCE COMPANY OF CANADA

Share of Total Mortgage Financing

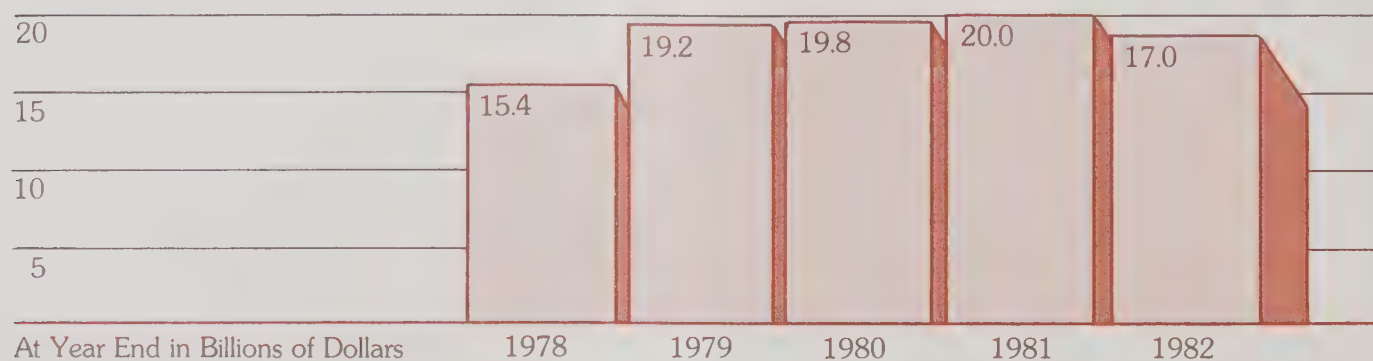
1982 TOTAL \$11.0 BILLION



Premiums Written



Insurance In Force (CANADIAN MORTGAGE INSURANCE)



| Programs | POTENTIAL PREMIUMS | | PREMIUMS WRITTEN | | DEFAULT RATIOS | | CLAIMS LOSSES | |
|-------------------------------------|--------------------|-------------------|-------------------|-------------------|----------------|-----------|-------------------|-------------------|
| | 1982 (\$000's) | 1981 (\$000's) | 1982 (\$000's) | 1981 (\$000's) | 1982 % | 1981 % | 1982 (\$000's) | 1981 (\$000's) |
| FIRST & SECOND MORTGAGES | | | | | | | | |
| Homeownership | \$11,204 | \$24,876 | \$ 7,554 | \$20,591 | 1.28 | 0.84 | \$55,771 | \$27,625 |
| Rental | 1,219 | 3,909 | 1,760 | 1,741 | 2.09 | 1.49 | 7,155 | 12,305 |
| Commercial/Industrial | 498 | 2,150 | 786 | 2,753 | 3.55 | 2.65 | 7,667 | 7,108 |
| Unallocated Reserves | - | - | - | - | - | - | 1,800 | 2,150 |
| Total: | 12,921 | 30,935 | 10,100 | 25,085 | 1.33 | 0.81 | 72,393 | 49,188 |
| OTHER PROGRAMS | | | | | | | | |
| Surety | 2,402 | 2,300 | 1,363 | 1,433 | n.a. | n.a. | 1,743 | 150 |
| Lease Guarantee | 418 | 600 | 308 | 181 | n.a. | n.a. | 1,273 | 1,773 |
| New Home Warranty | 1,727 | 2,111 | 1,727 | 2,111 | n.a. | n.a. | 1,058 | 892 |
| Condominium Deposit | 250 | 209 | 250 | 209 | n.a. | n.a. | - | 2 |
| U.S.A. Reinsurance | - | - | 102 | 101 | n.a. | n.a. | - | - |
| Total: | 4,798 | 5,220 | 3,751 | 4,035 | n.a. | n.a. | 4,074 | 2,817 |
| GRAND TOTAL: | \$17,718 | \$36,155 | \$13,850 | \$29,120 | n.a. | n.a. | \$76,467 | \$52,005 |

Real Estate Activity

| <i>*Includes condominium (strata title) units. (000's omitted)</i> | Single family* | | Rental | | Commercial/industrial | | Total | |
|--|----------------|------------|--------|------------|-----------------------|------------|-------|------------|
| | # | Book Value | # | Book Value | # | Book Value | # | Book Value |
| Held at December 31, 1981 | 791 | 21,634 | 28 | 5,256 | 13 | 5,823 | 832 | 32,713 |
| Acquired during 1982 | 482 | 19,887 | 12 | 1,761 | 4 | 1,280 | 498 | 22,928 |
| Sales and adjustments during 1982 | 880 | 27,712 | 32 | 4,971 | 5 | 167 | 917 | 32,850 |
| Held December 31, 1982 | 393 | 13,809 | 8 | 2,046 | 12 | 6,936 | 413 | 22,791 |

Real Estate Holdings

as at December 31, 1982

| | | | | | | | | |
|----------------------|-----|--------|---|-------|----|-------|-----|--------|
| Newfoundland | 7 | 195 | - | - | - | - | 7 | 195 |
| Prince Edward Island | 2 | 47 | - | - | - | - | 2 | 47 |
| Nova Scotia | 8 | 206 | 1 | 22 | - | - | 9 | 228 |
| New Brunswick | 15 | 379 | - | - | 2 | 592 | 17 | 971 |
| Quebec | 67 | 2,120 | 2 | 1,574 | 1 | 32 | 70 | 3,726 |
| Ontario | 210 | 6,351 | 2 | 34 | 8 | 5,992 | 220 | 12,377 |
| Manitoba | 14 | 360 | 3 | 416 | 1 | 320 | 18 | 1,096 |
| Saskatchewan | 10 | 411 | - | - | - | - | 10 | 411 |
| Alberta | 51 | 3,263 | - | - | - | - | 51 | 3,263 |
| British Columbia | 9 | 477 | - | - | - | - | 9 | 477 |
| Total | 393 | 13,809 | 8 | 2,046 | 12 | 6,936 | 413 | 22,791 |

In addition as at December 31, 1982, mortgages under foreclosure were held on 3 pieces of real estate for a total realizable value of \$4,586,175. The comparable figures at the end of 1981 were 4 mortgages for a total realizable value of \$82,050.

Review of Operations

THE MORTGAGE INSURANCE COMPANY OF CANADA

Historical Financial Analysis

ISSUED COMMITMENTS TO INSURE
(Canadian business, data are gross \$ Millions)

| | 1982 | 1981 | 1980 | 1979 | 1978 |
|--|------------------|--------------|--------------|--------------|--------------|
| First and Second mortgage insurance programs – | Total 796 | 2,145 | 3,608 | 5,575 | 6,383 |
| Homeownership loans | 693 | 1,781 | 3,219 | 4,943 | 5,167 |
| Rental loans | 81 | 255 | 149 | 300 | 623 |
| Commercial/industrial loans | 22 | 109 | 240 | 332 | 593 |
| Lease guarantee | 14 | 12 | 9 | 33 | 49 |

INSURANCE IN FORCE (Canadian mortgage insurance)

| | | | | | |
|---------------------------|-------------|-------------|-------------|-------------|-------------|
| At year end (\$ billions) | 17.0 | 20.0 | 19.8 | 19.2 | 15.4 |
|---------------------------|-------------|-------------|-------------|-------------|-------------|

AVERAGE VALUES

| | | | | | |
|----------------------------------|----------------|----------------|----------------|----------------|----------------|
| Homeownership loans (high ratio) | 60,369 | 61,807 | 52,905 | 44,327 | 41,533 |
| New construction (per unit) | 76,279 | 75,493 | 64,920 | 54,230 | 49,602 |
| Existing homes (per unit) | 48,812 | 46,261 | 43,887 | 38,117 | 36,396 |
| Rental projects (per loan) | 597,740 | 845,858 | 268,411 | 171,359 | 191,553 |
| Commercial/industrial (per loan) | 297,531 | 459,936 | 386,870 | 246,319 | 305,039 |

GDS AND TDS RATIOS

| | | | | | |
|-----------------------------------|--------------|--------------|--------------|--------------|--------------|
| Gross debt service ratio (note 1) | 24.2% | 24.9% | 24.4% | 24.1% | 23.9% |
| Total debt service ratio (note 2) | 30.2% | 31.1% | 30.4% | 30.5% | 30.1% |

CAPITAL AND RESERVES (\$000's)

| | | | | | |
|------------------------|----------------|----------------|----------------|----------------|----------------|
| Policyholders reserves | 161,016 | 186,798 | 195,742 | 195,106 | 162,172 |
| Capital | 196,953 | 208,058 | 218,343 | 217,223 | 217,178 |
| Total | 357,969 | 394,856 | 414,085 | 412,329 | 379,350 |

| | | | | | |
|-----------------------|------------|------------|------------|------------|------------|
| ACTIVE LENDER CLIENTS | 194 | 255 | 331 | 350 | 356 |
|-----------------------|------------|------------|------------|------------|------------|

Note 1 GDS – (Gross debt service ratio) the percentage of gross income used for mortgage payments and property taxes.

Note 2 TDS – (Total debt service ratio) the percentage of gross income used for mortgage payments, property taxes and all other instalment debts.

The Board of Directors

AS OF FEBRUARY 15, 1983

Michel F. Belanger
*Chairman of the Board, President,
and Chief Executive Officer*
The National Bank of Canada
Montreal, Quebec

Ron C. Brown
Partner
Blake, Cassels & Graydon
Toronto, Ontario

H. Reuben Cohen, Q.C.
Barrister and Solicitor
Moncton, New Brunswick

John H. Coleman
*Chairman of the Board,
MICC Investments Limited*
Toronto, Ontario

Harold Corrigan
*Vice-President,
Corporate Relations,
Alcan Aluminium Limited*
Montreal, Quebec

Stanley Davison
Vice-Chairman
Bank of Montreal
Calgary, Alberta

Stuart E. Eagles
*Chairman and President,
Marathon Realty Company
Limited*
Toronto, Ontario

Leonard Ellen
*Chairman,
Leonard Ellen Canada Inc.*
Montreal, Quebec

Jock K. Finlayson
*President,
The Royal Bank of Canada*
Toronto, Ontario

Robert G. Graham
*President and
Chief Executive Officer*
MICC Investments Limited
Toronto, Ontario
and Inter-City Gas
Corporation
Winnipeg, Manitoba

George C. Hitchman
Company Director
Toronto, Ontario

Gordon P. Osler
Chairman
Stanton Pipes Limited
Toronto, Ontario

David Rattee
*Executive Vice-President
Operations and Chief General
Manager Continental Bank of
Canada*
Toronto, Ontario

Henry B. Rhude, Q.C.
*Chairman and
Chief Executive Officer*
Central Trust Company
Halifax, Nova Scotia

Reginald T. Ryan
Deputy Chairman
MICC Investments Limited
Toronto, Ontario

Ralph T. Scurfield
Chairman
Nu-West Group Limited
Calgary, Alberta

Marshall G. Smith
Vice-President
Mortgage and Bond
Investments
The Great West Life
Assurance Company
Winnipeg, Manitoba

G.D. Sutton
President
Canadian Enterprise
Development
Corporation Limited
Toronto, Ontario

Alan Sweatman, Q.C.
Partner
Thompson, Dorfman
and Sweatman
Winnipeg, Manitoba

G.J. van den Berg
Company Director
Toronto, Ontario

B.G. Willis
Executive Vice-President
Richardson Greenshields
of Canada Limited
Toronto, Ontario

Executive Officers

MICC INVESTMENTS LIMITED

John H. Coleman
Chairman

Reginald T. Ryan
Deputy Chairman

Robert G. Graham
*President and
Chief Executive Officer*

James D. Hewitt
Executive Vice-President

David C. Toms
*Senior Vice-President,
Finance*

J. Donald Bergeron
*Vice-President
Legal Counsel and
Secretary*

THE MORTGAGE INSURANCE COMPANY OF CANADA

John H. Coleman
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Residential Mortgage
Insurance*

Clair E. Shoemaker
*Vice-President,
I.C.I. Real
Estate Services*

Michael L. Stein
*Vice-President,
I.C.I. Claims and
Real Estate*

Branch Office Organization

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Bank of Commerce Building
1809 Barrington Street
Halifax, Nova Scotia B3J 2V9
(902) 429-0301
G.S. Morgan,
Manager
F.E. Berrigan,
Assistant Manager

Moncton
Suite 502
860 Main Street
Moncton, New Brunswick
E1C 8T6
(506) 854-6350
R.A. Dryden, Manager

Quebec City
Suite 202
1126 Chemin St. Louis
Place Sillery Nord
Quebec, Quebec G1S 1E5
(418) 687-1185
G. Mathieu, Manager

Montreal
Suite 832
5 Place Ville Marie
Montreal, Quebec H3B 2G2
(514) 879-1010
M. Brouillard, Manager

Ottawa
Suite 510
350 Sparks Street
Ottawa, Ontario K1R 7S8
(613) 238-4753
C. Gwilyn, Manager

Toronto
Suite 1410
401 Bay Street
Toronto, Ontario M5H 2Y4
(416) 977-6224
L. Belanger, Manager

Hamilton
Suite 400
155 James Street South
Hamilton, Ontario L8P 3A4
(416) 523-7700
G. Russell, Manager

London
Suite 1802,
380 Wellington Street
London, Ontario N6A 5B5
(519) 433-6177
G. Lowe, Manager

Winnipeg
Suite 840
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Winnipeg, Manitoba R3C 3Z3
(204) 956-2875
D. Smith, Manager
K. Robb, Assistant Manager

Regina
Suite 704
2500 Victoria Avenue
Regina, Saskatchewan S4P 3X2
(306) 527-3594
H.C. Ball, Manager

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Suite 918
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Calgary, Alberta T2P 2V6
(403) 261-9663
E. Machej, Manager
C. Ellaway, Assistant Manager

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(403) 428-0307
G. Hilton, Manager

Vancouver
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1066 West Hastings Street
Vancouver, British Columbia
V6E 3X1
(604) 687-1531
J.G. McLean, Manager
C. Ross, Assistant Manager
M. McGill, Marketing and
Underwriting Officer (B.C.)

Management

Accounting
S.A. Bell
Controller

Administration
J.W. Morrison
Manager

Audit
J. MacNaughton
Manager

Branch Operations
K. Webb
Director

Business Development
G.J. Pennie
Manager

Data Processing
T. Lane
Director
H. Hallworth
Manager

Insurance Services
R.G. Bowden
Manager

Investments
M.S. Lamont
Portfolio Manager
D. McNamara
Portfolio Manager

Personnel
M.E. Keene
Manager

Real Estate
C.E. Madden
Manager, Marketing

Residential Claims
J. Narine
Senior Supervisor

Surety
J.C.W. Thompson
Manager

TRANSFER AGENTS

First preferred shares
National Trust Company,
Limited

Second preferred shares
The Canada Trust
Company

Common shares
The Canada Trust
Company

REGISTRARS

First preferred shares
National Trust Company,
Limited

Second preferred shares
The Canada Trust
Company

Common shares
Canada Permanent Trust
Company

AUDITORS

Coopers & Lybrand

